

Statement of Proposed and Intended use  
Of accessory structure at  
310 Kinney Avenue

Detached, lower level 3- car garage with upper level recreation room and storage area.

This structure will be replacing current 1950's 2- car garage. The current garage is unusable due to its placement on the lot and size. Garage is 4 ½ feet above street level and garage doors are facing neighbors fence.

We will be excavating down 4 ½ feet to street level with garage doors facing street. The structure, including trim, will be painted to match the house. The 3 tab style shingles will match the house, also. The siding will be 8 inch lap siding to match the house. The overhang and windows will closely match the house.

The roof peak will be within 1 foot in height of the neighbor to the north. It will also be within 3 feet in height of the neighbor to the south.

The intended use of the lower level 3-car garage is for vehicle storage and to keep vehicles off the street and out of the weather, cement plant fallout and rock quarry dust.

The intended use of the upper level recreation area is to provide an area for us, and our four children to recreate. It would also be a safe, controlled environment where our children and their friends could gather. We will be furnishing the space with a pool table, foosball table, ping- pong table and game table. The storage area of the space will be for seasonal and overflow personal items. This will not be a living quarters, nor will it have water or sewer.

The south side of the proposed structure will be slopped and the existing driveway replaced with grass and flowerbeds. There is an existing 6-foot solid wood fence that drops to 4 foot at sidewalk.

The north side ground will be grassed as well. There is a 6-foot chain link fence surrounding the north side neighbor's back yard. We are willing to add additional fencing, if needed.

The overall appearance of the new structure compared to the existing garage would be from poor and outdated to new and modern.

Natural drainage will be maintained, as well as enhanced. Gravel washing from the driveway onto the sidewalk and street, will no longer be a problem.

The street will be safer with fewer cars parked curbside, making street narrow.

Access to utilities will not be changed.